

As requested, I have made an inspection and investigation of the site, the general area and a condominium unit located at 202 England Street in Ashland, Virginia. The purpose of this inspection is to estimate the current market value with the estimate applying as of July 20, 2006. This project is located along the north line of England Street and the subject is identified on the tax records as Parcel 7870-71-8579. There are four units in this building.

Based on analysis of available data and information and on the varied assumptions, the unit, in my opinion, has an estimated value as of date in the amount of \$ 320,000.